

MORTGAGE

FILED  
GREENVILLE CO. S. C.

THIS MORTGAGE made this 26th day of August 1981 between the Mortgagor, GARY VINCENT MARTELL & JUDY B. MARTELL (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

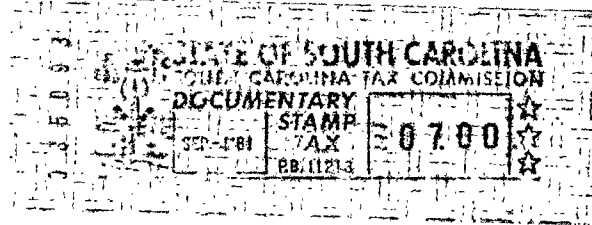
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Five Hundred & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 26, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1996;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being a portion of Lot 9 and a portion of Lot 10 on a plat of "Property of J. W. Clyde, et al", dated June, 1957, and recorded in the R.M.C. Office for Greenville County in Plat Book RR, Page 181, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Bonair Street, said iron pin being approximately 56.4 feet in a southerly direction from the joint front corner of Lots 9 and 10, and running thence along the western side of Bonair Street S. 12-38 E. 110 feet to an iron pin; thence still with the side of said street S. 12-55 E. 32.5 feet to an iron pin; thence leaving Bonair Street and as a new line through Lot 10 N. 78-37 E. 214.9 feet to an iron pin on the joint line of Lots 9 and 10; thence with the joint line of Lots 9 and 10 S. 34-17 W. 63 feet to an iron pin at the joint rear corner of Lots 9 and 10; thence with the rear line of Lot 9 N. 58-15 W. 136 feet to an iron pin; thence as a new line through Lot 9 S. 63-59 W. 274.3 feet to an iron pin on the joint line of Lots 9 and 10; thence as a new line through Lot 10 S. 63-59 W. 94 feet to the point of beginning.

This is the same property conveyed to Grantors herein by Deed of J. B. Conyers dated July 14, 1971 and recorded in the R.M.C. Office for Greenville County, South Carolina in Book 1199 and Page 79.



which has the address of 108 Bonaire Street, Mauldin, South Carolina 29662 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

GCTO — 3 SE 181 963

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